CAMERON STATION

Design & Maintenance Standards (DMS)

Revised February 9, 2026

ARCHITECTURAL DESIGN & MAINTENANCE STANDARDS (DMS)
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CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL DESIGN & MAINTENANCE STANDARDS (DMS)

Supersedes all prior Architectural Design & Maintenance Standards
CSCA Policy Resolution 2026-01
Effective February 9, 2026

INTRODUCTION

As members of a planned community, Cameron Station owners and their tenants and guests enjoy a variety of benefits and shared facilities. In return, they are asked to cooperate with their neighbors to create and maintain an enjoyable living environment that promotes the health, safety, and welfare of all; maintains the community's open space, common facilities, and property; and protects and enhances the value of the properties within the Cameron Station community.

Maintaining such a mutually beneficial living environment is best achieved by developing and following rules and regulations that clearly inform all members of the limitations and expectations with respect to use of open space and common facilities and improvements to individual homes. Cameron Station is managed by its homeowners' association, the Cameron Station Community Association, Inc., commonly referred to as the Association or CSCA. The Association functions under the rules and regulations embedded in three legally binding documents (the Governing Documents) and under rules adopted or amended by its Board of Directors (Board). The Governing Documents are: a) Cameron Station's Articles of Incorporation; b) Cameron Station's Bylaws; and c) Declaration of Covenants, Conditions, and Restrictions for Cameron Station Community Association, Inc. Copies of these documents may be found on the association's website at www.cameronstation.org. Of these, the basic authority for maintaining the quality of architectural design throughout Cameron Station is found in the Declaration of Covenants, Conditions, and Restrictions (hereafter referred to as the Covenants). The Covenants are part of the record of ownership of property in Cameron Station. As such, a copy shall have been provided to every property owner at the time of settlement.

The provisions of the Covenants and the other governing documents are binding on all owners, residents and guests. All owners are responsible for the actions of their tenants, guests and invitees; accordingly, any obligation by an owner is equally binding upon a tenant, guest or invitee, and CSCA will hold the owner responsible for any violation of these Design and Maintenance Standards committed by their tenant, guest or invitee. When these Design and Maintenance Standards create an obligation or convey a right to an owner, such obligation or right shall extend to the owner's tenant, guest or invitee; provided, however, that only owners may submit an Exterior Modification Application, and the ARC will not consider an Exterior Modification application that is submitted by a tenant, guest, or invitee. These Design and Maintenance Standards incorporate by reference all terms, conditions and definitions set forth in the Cameron Station Governing Documents.

OBJECTIVES AND GENERAL INFORMATION

I. Objectives of Cameron Station Community Association, Inc. Architectural Design & Maintenance Standards

The objective of this document, the Cameron Station *Architectural Design & Maintenance Standards (DMS)*, is to guide and assist owners, residents, members of the Architectural Review Committee (ARC) and Cameron Station management staff in maintaining and enhancing Cameron Station's carefully designed environment. That guidance, in the form of *Standards*, addresses additions, changes, and improvements for which owners must submit applications to the ARC and

addresses maintenance issues related to the home. The contents of this document are neither all-inclusive nor exclusive; rather, they are intended to address and present examples of what is permissible and required. The specific objectives are as follows:

A. Increase owners' and residents' awareness and understanding of the Governing Documents from which authority is granted for creating rules and regulations.

B. Focus on the exterior alterations (additions, changes, improvements) desired by owners.

C. Describe the organizations and procedures involved with the DMS.

D. Illustrate design principles to aid owners in developing exterior additions, changes, and improvements that are in harmony with the immediate neighborhood and the community as a whole.

E. Assist owners and residents in preparing applications that comply with community requirements and are acceptable to the ARC.

F. Provide uniform standards for the ARC to use in reviewing applications submitted by owners and residents.

G. Assist owners in understanding the maintenance requirements of the community.

H. Provide the maintenance standards for the ARC, CSCA management staff, and owners to use when evaluating quality of use.

Despite the aforementioned, owners and residents are cautioned that nothing in the community's Covenants or other Governing Documents relieves them of the responsibility for complying with state, City, and local laws, ordinances, and other legal requirements such as obtaining from the City of Alexandria (City) necessary approvals and building permits for architectural changes or projects they desire to undertake. In addition to ARC approval, City and other government permits are required for a wide range of home improvement projects, and all owners and residents are responsible for complying with any government-imposed specifications. In short, City government approvals and ARC approvals are separate and unrelated.

In accordance with the Covenants, **Article VII, Section 7.1(b)**, exterior building improvements by Owners, including above ground decks not included on the approved plans or different from the approved plans, shall require the approval of the Director of Planning & Zoning or City Council (i.e., a building permit).

Specific information pertaining to City requirements and specifications may be obtained from the **City of Alexandria, Department of Planning & Zoning** at **(703) 838-4666**, and the **Code Enforcement/Permits Department** at **(703) 746-4200**. Information is also available on-line at www.alexandriava.gov.

II. Protective Covenants

The intent of Covenant enforcement is to assure residents that the standards of design quality will be maintained. This in turn protects property values and enhances the community's overall environment. These Covenants run with the land, for thirty years, and are binding on all owners, whether or not they have been read. They should be periodically reviewed by owners and residents and fully understood.

III. The Role of the CSCA and the ARC

Every owner is a member of CSCA. As enumerated in the Bylaws, its role is to own and maintain the community's open space, common areas, and community property and to conserve and enhance the resources of the entire community.

The CSCA discharges its duties in a variety of ways through the Board, Article VI of the Covenants provides for creation of the Design and Maintenance Standards, and the ARC under the control of the Board, which is responsible for enforcing the DMS, which is binding on all owners and residents of CSCA. The ARC is charged with balancing the diverse design qualities of the community and ensuring its architectural harmony. Surveys of other planned communities have demonstrated that the efforts dedicated to ensuring these goals contribute significantly to preserving and enhancing real estate values and are considered of prime importance by owners and residents.

The ARC ensures continuation of the aesthetic quality of homes and common areas of CSCA through a diligent architectural review process. The ARC is responsible for ensuring that proposed exterior alterations comply with the objectives set forth in the Covenants and these *Standards* by: (1) requiring owners to submit applications for exterior alterations; (2) reviewing the applications for compliance; (3) requiring the submission of additional information when required; and (4) either approving or disapproving such applications.

IV. Encroachment and Joint Projects

The ARC acts only on the individual owner's owned property. This is defined as “within the limits of the property lines as defined by the property Plat/Site Survey.” Due to the layout and design of Cameron Station, property lines can be confusing; therefore, a plat/site survey is required for each Exterior Modification Application that has the potential to encroach into either a neighbor's property and/or common area. Any request for modifications that encroach onto a neighbor's property or joint projects being completed on more than one private Lot require that each Owner of the affected Lots sign the Exterior Modification Applications to reflect such owner's consent to the encroachment upon their Lot.

V. What Changes Must Have ARC Approval?

The CSCA Governing Documents explicitly state that <u>all</u> exterior alterations require the prior written approval of the ARC, unless otherwise stated in the DMS or the Covenants. Furthermore, **Article VII, Section 7.1(b)** of the Covenants requires exterior changes not shown on the approved plan to have the approval of the City of Alexandria.

<u>Section 6.9</u>: “It shall be a violation of these covenants for any owner to construct, erect, install or maintain an improvement on any Lot without the prior written approval of the ARC. This regulation shall apply to any alteration, enlargement, demolition, removal or any change whatsoever which alters the exterior appearance (including paint color) of the improvement or of the Lot on which it is situated, unless the DMS for the ARC expressly authorize the same without requiring specific approval.

<u>Section 7.1(b)</u>: “Exterior building improvements by Owners, including above ground decks, not included on the approved plans or different from the approved plans, shall require the approval of the Director of Planning & Zoning or City Council.”

Owners may not remove an existing item without first receiving the ARC's written approval of an application to remove such existing item. Once a plan is approved, it must be followed, or a modification must be approved in accordance with **Article VI** of the Covenants.

Each application is reviewed on an individual basis. There are no “automatic” approvals, except as provided for specifically in this DMS. An owner who wishes to construct a deck identical to one already approved by the ARC is still required to submit an application.

Under **Article VI, Section 6.5** of the Covenants, any correctly completed application submitted to the ARC and not acted upon within forty-five (45) calendar days shall be deemed approved. The application must be complete as determined in accordance with this DMS before the review process commences.

VI. Meetings

The **ARC Charter: Section F. MEETINGS**, states: “Committee meetings shall be held in the community center or other recognized meeting place of the association. All committee meetings shall be open to the membership. In order for the membership to be reasonably informed of committee meetings, the committee Chairperson shall ensure that all regular committee meeting dates of the committee are listed in the newsletter, on the web site, posted in the community center and publicized through any other means of posting that the Board deems appropriate. If it is necessary for the committee to reschedule or cancel a meeting, the committee Chairperson shall notify the CSCA management staff at the earliest possible time so that the membership can be reasonably notified. The committee Chairperson shall be responsible for contacting the members of the committee regarding rescheduled or canceled meetings. “Special” meetings or rescheduled meetings may be scheduled by the Chairperson upon five business days posted notice stating the reason for the meeting.

The committee Chairperson shall designate a time period on each meeting agenda for resident input.

A majority of the members of the Committee must be present to convene a meeting or conduct formal voting procedures. The total number of committee members is seven (7). A majority of the members shall be four (4). A majority vote of members while a quorum is present shall constitute a decision of the committee. All voting shall be conducted in open session.”

VII. ARC Review Criteria

The ARC evaluates all submissions on the merits of the application and compliance with the DMS. The ARC's evaluation is based on the overall design proposal and on consideration of the property's characteristics (for example, housing type and features; lot location and shape; features of neighboring properties), recognizing that suitability of an exterior addition or modification in one instance may not be suitable in another. Under no circumstance will an ARC decision be based on an individual's personal taste or opinion. Rather, design suitability and acceptability will be based on the following criteria, which reflect the general standards of the Covenants.

A. Validity of Concept

The basic idea must be sound, appropriate to its surroundings and in compliance with the *DMS and the* Governing Documents.

B. Design Compatibility

The proposed modification must be compatible with the architectural characteristics of the applicant's house, adjoining houses, the neighborhood setting and landscape, and the

master plan of Cameron Station. Compatibility is defined as similarity in architectural style, materials, color, construction details, and quality of workmanship.

C. Location and Impact on Neighbors

The ARC shall consider how the proposed modification will impact access, view, sunlight, ventilation, tree obstruction, or drainage of adjacent properties.

D. Scale

The size (in three dimensions) of the proposed modification must be compatible with adjacent structures and surroundings.

E. Color

Any addition or alteration that is similar to the existing house, such as roofs, doors, shutters, and trim, must be matching in color.

F. Materials

Materials shall match or be compatible with those used on the original home. The ARC will evaluate materials' compatibility on a case-by-case basis. The ARC will also consider an owner's request to utilize new building or construction materials not previously available when the original home was constructed. All new building or construction materials must not create any inconsistency with the original appearance of a home.

G. Workmanship

The quality of work must equal or exceed that of the original construction. The CSCA and the ARC assume no responsibility for safety or structural integrity of construction by virtue of approving an application. It is the responsibility of each applicant to obtain a building permit when required and comply with all Federal, State and City of Alexandria codes and regulations.

H. Timing

Unless otherwise approved by the ARC, projects approved by the ARC must commence within ninety (90) calendar days of approval and be completed within thirty (30) calendar days of commencement. If additional time may be required to commence or complete a project, owners should request an appropriate amount of additional time to complete their project in the application submitted to the ARC or provide such information to the ARC at the ARC meeting at which the project is considered for approval, and, if the application otherwise is approvable, such additional time shall be granted upon good cause shown by the applicant. Project approval is subject to being revoked if the conditions above are not met.

VIII. Amendments to the DMS

In accordance with **Article VI, Section 6.3** of the Declaration, "the Design & Maintenance Standards may be revised, supplemented or deleted from time to time by the Board of Directors."

To assist the Board with this function, the ARC will periodically review and evaluate the DMS to determine whether any changes are necessary. In addition, owners may submit written requests for changes to the CSCA management staff for ARC review, and, if deemed appropriate, recommendation for adoption by the Board; provided, however, that the ARC is not required to act on any such request. Any changes proposed to the DMS must be approved by the Board prior to incorporation into the DMS.

IX. Applications

Before beginning any exterior modification, an **Exterior Modification Application (Exhibit A)** must be completed, signed, dated and submitted and approved by the ARC. The application must describe the modification or alteration in sufficient detail to allow the ARC to fully consider the proposed action. A Plat/Site Survey must be included with an application for an exterior modification when the proposed project has the potential to encroach into either a neighbor's property and/or common area. Any incomplete application for an exterior modification or applications that have been deferred for more information will be returned; these applications shall only be reviewed by the ARC when re-submitted with all necessary documents and enclosures at a regularly scheduled ARC meeting. Action on applications submitted without the required information will not commence until all information is received. Further, the forty-five (45) calendar day review period for the application will not begin until the application is complete as determined in accordance with this DMS.

Specific details of application requirements are found in **Section III - Exterior Change Design Criteria**.

X. Application and Review Process

The application and review procedures that will be used by the ARC are detailed here.

All Applications for modifications to the exterior of the home or Lot must be submitted in writing, using the **Exterior Modification Application Form** in **Exhibit A**. Any modification will be invalid if it is not approved by the ARC. (See **Article VI, Section 6.9** and **Article VII, Section 7.1** of the Covenants) All applications must be complete before the ARC will commence the review process. CSCA management staff shall return incomplete applications to the applicant with a statement of deficiencies that must be remedied, in order to be considered for review.

All applications must be submitted to the CSCA, Inc. - Architectural Review Committee, 200 Cameron Station Blvd. Alexandria, VA 22304 or via email at Covenants@cameronstation.org.

The application must include a complete and accurate description of the proposed modification(s). To enable an informed decision to be made, all supporting material pertaining to the application must be included with the application. Examples of supporting materials include elevation drawings, railing detail, and location on a site plan, to include: material used in construction, dimensions, landscape plans, brochures and color samples. A Plat/Site Survey with the item noted on it is integral to the application where the property boundaries need to be determined.

CSCA management staff must receive a complete application at least ten (10) calendar days prior to the next regularly scheduled ARC meeting in order for the ARC to review the application at that meeting. At the ARC's discretion, applications that are received within ten (10) calendar days of a scheduled meeting may be considered provided all required materials have been submitted by applicant owners. The ARC may consider applications outside the normal application and review process only if immediate repairs are deemed necessary by ARC in order to mitigate damage to the property.

The ARC will allow the owner to address their application review as indicated on the agenda for the meeting. Each owner will be limited to a ten (10) minute application statement session. If the ARC deems additional time may be necessary to any owner statement, the ARC will decide the amount of time devoted to additional clarification.

The ARC is required to notify owners of the action taken on their application within forty-five (45) calendar days of receipt of a completed application that complies with the requirements of this DMS. Notification of the ARC's decision may be made by telephone, fax, or email, with follow-up in writing by USPS. Approvals will be sent by 1st class mail, with denials and conditional decisions sent certified, return receipt requested. As per Article VI, Section 6.5 of the Covenants, any application deemed complete but not acted upon within forty-five (45) calendar days shall be approved by default.

XI. Appeals Procedures

An applicant is not required to but may attend the ARC meeting at which the ARC will review the application (normally the next regular meeting after its submission). All meetings are open to all owners and advertised in advance. Notice of ARC meetings will be made via the community's regular modes and methods of communication to the membership. The ARC will not provide individualized notice of any meeting to any owner, unless otherwise required by law.

An applicant who wishes to appeal a decision of the ARC has ten (10) calendar days from receipt of the notification of the ARC decision to file a request to the Board in writing seeking an appeal of the ARC decision by the Board. The appeal request should set forth the rationale for the appeal, which must be one or more of the following reasons:

- The proper procedures were not followed by the ARC during the administration or review process;
- The applicant was not afforded the opportunity to be heard or present pertinent information to the issue being considered; or
- The ARC decision was irrational and inconsistent with the criteria set forth in this document.

The Board has sixty (60) calendar days from receipt of the appeal by CSCA management staff to review the appeal and issue its decision. The applicant will be notified in writing of the time, date and place of the appeal by CSCA management staff at least ten (10) calendar days before the meeting.

The Applicant or his/her representative may appear but is not required to appear in person before the Board to present the appeal. The Board may discuss the matter in closed/executive session, but the decision of the Board will be made during an open Board meeting. The applicant will be notified of the decision, in writing, within seven (7) calendar days of the hearing. The decision of the Board is final.

XII. Consultation with Architects & Other Professionals

In accordance with **Article VI, Section 6.7** of the Covenants, the ARC may, with the consent of the Board, engage or consult with architects, engineers, planners, surveyors, attorneys and other professionals, when required in the fulfillment of its duties. The ARC shall require the person seeking approval to pay for all fees incurred by CSCA in connection with the review of the application. Payment of such fees shall be established as a condition to the approval or disapproval, and the commencement of review of any plans shall be conditioned upon the payment of the estimate of such fees. The ARC or CSCA management staff will provide the applicant, in a timely manner, with an estimate of fees prior to the ARC engaging outside professionals.

XIII. Enforcement Procedures

Enforcement of any violation of this DMS will be governed by the Association's Enforcement and Due Process Policy Resolution.

XIV. Resale Disclosure Packet

Any exterior alteration, which has been made since the builder completed the approved plan, must have an approved Exterior Modification Application in the lot file. Lack of an approved application constitutes a violation and will be noted in the Disclosure Packet.

MAINTENANCE & USE REQUIREMENTS

The purpose of this section is to list and illustrate the maintenance requirements for the community that is required of the CSCA and the property owner. This list is by no means all-inclusive but provides examples of standard maintenance requirements of the owner. Many of the requirements are taken directly from the Covenants.

Violations of maintenance standards are violations of the Covenants and are pursued under and in accordance with Article VIII of the Covenants.

I. Association Maintenance Responsibilities

The Association shall be responsible for the maintenance, management, operation and control of the Common Areas and all improvements thereon. The Association shall keep the Common Area in good, clean, attractive condition as determined by the Board. The Association shall be responsible for the mowing of all grass within the Common Area in order to promote an attractive and uniform appearance. Common areas of the Condominium Sections and intended common areas of Multifamily Rental Sections, at the option of the Association, shall be considered a part of the Common Area.

The Association may, at its option, mow any unenclosed front, side or rear yards of the Single Family and Cluster Lots, and reserves the power to specially assess the cost associated with mowing any unenclosed front, side or rear yards of the Single Family and Cluster Lots against the owners of such Lots that are mowed by CSCA.

A. Easements for Upkeep

As defined in Article III of the Covenants, the Association has an easement for access in order to maintain, correct or inspect common areas throughout the community.

B. Association to Control Common Areas

No owner shall improve, repair or alter the Common Areas without the express written consent of the Board after review and recommendation for approval by the Common Area Committee.

If any Common Area or improvement thereon is damaged or destroyed by an owner, or such owner's tenants, guests, licensees, agents or family members, the Association shall repair such damage at the owner's expense.

No owner shall dump or otherwise dispose of or place trash, garbage, debris or any unsightly or offensive materials on any Lot or the Common Areas.

II. Owner Maintenance Responsibilities

Owners shall, at all times, maintain their property and all improvements thereon in a good, clean, attractive condition, order and repair consistent with the DMS. This includes, but is not limited to, items such as mowing grass, landscape maintenance, removal of trash, structural maintenance, parking of vehicles and use of the Lot and home. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. For the purposes of this document and the Covenants, “upkeep” shall be defined as care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction.

A. Dwellings and Structures

Residents are responsible for maintaining the exterior of their dwellings and all improvements thereon, such as decks and fences. The following are examples of violations of the DMS:

1. Peeling paint on exterior.
2. Structures (i.e., fences, decks, balconies, etc.) in need of staining, repairing, sealant or upgrading.
3. Inoperable exterior light fixtures and bulbs.
4. Broken windows, broken, missing, or fallen shutters and/or missing or torn screens.
5. Gutters laden with debris or soot affecting neighbor's drainage.
6. Roof tiles missing or not matching the entire roof surface.

This list is meant to be illustrative of certain categories of violations but is not inclusive of all possible types of violations of the DMS. Routine maintenance of your property will preserve and protect your home and limit personal liability. The CSCA expects that owners will perform all maintenance necessary to prevent any of the cited conditions from occurring in Cameron Station.

B. Mowing and Trimming

Turf areas shall be mowed at regular intervals, maintaining a neat and trim appearance. Driveways must be kept free of weeds and debris. Planting beds must be kept neat and trim. Plants must not extend into sidewalks and trees must be trimmed so no branch extending over the sidewalk is less than 7 feet above the sidewalk.

C. Weed Control

Weeds shall be promptly removed from all areas of a Lot.

D. Erosion Control and Drainage Management

Residents are responsible for erosion control, for maintaining proper drainage within their property, and for not blocking or hindering natural drainage to or from adjoining properties.

E. Trash Removal

Trash removal and recycling shall be governed by the Association's Trash Removal Policy Resolution.

F. Parking and Use of Garages

Parking and garage use is governed by the Association's **Parking Policy Resolution, Article VII, Sections 7.1(a)** and **7.12** of the Covenants, various other provisions in the Association's Governing Documents and various provisions in the Association's Transportation Management Plan and the Special Use Permits for Cameron Station.

G. Vehicle Repairs

No vehicle repair shall take place on any of the streets within Cameron Station, except for emergency vehicle repairs. At no time shall any vehicle be placed on blocks or jacks.

H. Clotheslines

The use of clotheslines is strictly prohibited under **Article VII, Section 7.16** of the Covenants.

I. Underground Utility Lines

Owners must bury or shield all utility lines, wires or pipes to the extent feasible. Owners should be acutely aware of storm sewer and utility easements that are located on the Lot. Owners must always verify location of all utility lines prior to undertaking any exterior improvements or maintenance. The **Miss Utility Hot line** must be called 48 hours in advance of any anticipated digging near utility lines **(1-800-257-7777),** or the Lot owner is liable for any damages that may occur if utility lines are cut when digging.

J. Snow Removal

Property owners are responsible for clearing snow and ice from the driveway serving their home, the lead walkway to the home and for clearing any sidewalks fronting or bordering the home. Snow removal shall be governed by the Association's Snow Removal and Inclement Weather Rules and Regulations.

EXTERIOR CHANGE DESIGN CRITERIA

This section lists the most common requests for exterior alterations and their design criteria. However, this is not an all-inclusive list. All proposed exterior changes, whether listed in the DMS or not, must be submitted to the ARC for approval. As stated in the governing documents, owners cannot make any exterior alterations until the proposed exterior alteration is approved by the ARC.

I. APPLICATION CONTENTS

All exterior alteration requests must be submitted to the ARC on the approved CSCA Exterior Modification Application form ("Application"). The Application requires information that will assist the ARC in reviewing plans for your proposed project. In most cases, only a single application is required.

In accordance with **Article VI, Section 6.6** of the Covenants, each Owner shall submit to the ARC a proposed construction schedule and one set of plans and specifications of the proposed construction that must include (unless waived by the ARC) the following:

A. **A Plat/Site Survey** showing the size, location, and configuration of your home, all proposed and existing improvements, including driveways and landscaped areas, and all setback lines, buffer areas and other features required under applicable law. Contour lines must be shown on the plan when drainage is a consideration.

A site plan is a scaled drawing of your lot that shows the exact dimensions of your property. In most cases, the site plan shall be developed from the plat plan (plat of the survey) provided to you as a part of the closing documents when you purchased your home.

The ARC reserves the right to require larger scale drawings, and an enlarged plat plan or City approved development or site plans in order for the proposed application to be considered.

B. **Description of the Project and Description of Materials:** The application requires a complete description of the alteration or improvement. This includes a complete listing of materials to be used, overall dimensions, and, as in the cases of decks or porches, height off the ground. Recognizing advances in building materials and technology, the ARC may consider an owner's request for the use of alternate building or construction materials instead of using the original materials, provided the use of such alternate building or construction materials does not substantially alter the exterior appearance of the home.

It is the responsibility of each applicant to obtain any required permits and comply with all Federal, State and City of Alexandria codes and regulations.

C. **Drawings/Photographs:** Complete drawings showing all dimensions, elevations and details of the proposed project are required. Drawings must be clear and legible and show the relation of the project to the existing home. If possible, also include a photograph of the proposed area in which the exterior modification is intended for construction.

D. **Commencement/Completion Date:** Applications must contain the proposed commencement and completion date. Unless otherwise approved by the ARC, projects approved by the ARC must commence within ninety (90) calendar days of approval and be completed within thirty (30) calendar days of commencement. If additional time may be required to commence or complete a project, owners should request an appropriate amount of time required to complete their project in the application submitted to the ARC or provide such information to the ARC at the ARC meeting at which the project is considered for approval, and, if the application otherwise is approvable, such additional time shall be approved upon good cause shown by the applicant. Project approval is subject to being revoked if the conditions above are not met.

The application must include all information as requested in this DMS. Applications that are unsigned or do not contain all requested information will be deemed incomplete and will be returned to the owner without consideration.

II. EASEMENTS

There may be easements running through the Lot. Prior to submitting an application, owners shall verify location of all easements and secure permission from the easement holder to build over, on, or through an easement. CSCA is not responsible for verifying whether there are any easements that may be affected by an exterior modification, and approval by the ARC for a project does not constitute approval to build over an easement.

There are emergency access easements located throughout the community. These are designated to allow access to the front and rear sides of homes. The City of Alexandria requires these to be kept clear at all times to allow emergency personnel (police, fire, medical) access. Therefore, nothing may be built over, on, or through an emergency access easement. Moreover, owners are strictly prohibited from interfering with any easement through the placement of materials related to the construction of their exterior modification.

III. PROJECT STANDARDS

A. Air Conditioners (HVAC):

Air-conditioning units extending from windows are prohibited. Exterior HVAC units that are part of a central HVAC system may be added or relocated only when they do not interfere visually with neighbors. owners are prohibited from relocating or installing an exterior HVAC unit as described above unless the owner first submits an application to the ARC seeking approval for the exterior HVAC unit and the ARC approves the application. Replacement of HVAC units shall not result in the placement of HVAC units or any associated installations in a manner that encroaches beyond the applicant's property line or substantially changes the location, for example, relocating a unit from inside an enclosed yard to outside an enclosed yard.

B. Antennas:

No antenna shall be installed on any common area of the CSCA community.

Owners and tenants may install on their lot a dish antenna that is one (1) meter (39.39 inches) or less in diameter. Satellite dishes that are larger than one (1) meter in diameter are prohibited.

Owners and tenants may install a multi-point distribution service antenna (MMDS) antenna that is one meter or less in diameter or diagonal measurement. MMDS antennas that are larger than one meter in diameter or diagonal measurement are prohibited. In accordance with the FCC Rule, owners and tenants may install a regular TV antenna designed to receive local broadcast television stations.

Owners are prohibited from installing any type of antenna that transmits a signal of any sort or disrupts the reception of the radios and television sets of neighbors. Such antennas are prohibited. Any type of antenna not specifically protected by FCC Rules is prohibited. (Masts, cables, supports, conduits, wires, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.)

To comply with the Federal Telecommunications Act of 1996, prior approval of the ARC is not required for the installation of a satellite antenna or dish, which is allowable under these Design and Maintenance Standards. Also, this law covers the antennas necessary to receive service. Therefore, a local rule may not allow only

one (1) antenna if more than one (1) antenna is necessary to receive the desired service.

When any antenna is no longer in use as such, the Association reserves the right to require the owner to remove the antenna, along with all exterior wiring. All exterior wiring and cables will conform to the contours of the facade and be affixed to the home in an unobtrusive manner.

The Association may condition the placement of the dish as long as signal reception is not impaired.

The preferred placement of the antenna is:

1st: *Rear Roof Mount*: Must be located on the rear of the roof, below the roof peak.

2nd: *Front Mount*: If a front roof mount is necessary, all equipment must be installed to one side of the roof, and not in the center.

3rd: *Structure Mount*: Shall be located such that the equipment is adjacent to a chimney, or other structure on the home. If on a deck, the equipment shall be installed to one side of the deck or adjacent to the house, if possible. The ARC reserves the right to require the owner to install reasonable screening to minimize the visual impact of the antenna on neighboring lots.

4th: *Ground Mount, Rear of Lot*: Must be located on a rear lot location. The ARC reserves the right to require the owner to install screening to minimize the visual impact of the antenna on neighboring lots.

5th: *Ground Mount, Front or Side of Lot:* Where front or side yard locations are necessary, all equipment must be installed near other utility equipment, or as close to the house/structure as possible, without affecting ingress/egress to the home. The ARC reserves the right to require the owner to install screening to minimize the visual impact of the antenna on neighboring lots.

C. Attic Ventilators:
Attic ventilators and turbines are permitted. They shall be painted to match the surface to which they are attached. Roof location shall be on the rear of the house and below the roof ridge.

D. Awnings:
Awnings will only be approved if demonstrated to be clearly compatible with the architectural design and qualities of the home. Also, awnings will only be approved in the rear of the residence. Awning colors must be consistent with similarly approved front door colors. Solid and striped patterns will be considered on a case-by-case basis. See Appendix B of the DMS for a listing of approved colors.

E. Bird feeders/Bird houses:
Bird feeders/houses are prohibited unless located in rear fenced yards and may not exceed the height of the fence line.

F. Compost Bins:

Permanent compost bins must be no greater than 4 feet by 4 feet by 4 feet and must be placed in an obscured location or within a fenced yard. All proposed permanent compost bins must be submitted to the ARC for approval. Mobile or temporary compost bins are permitted without the need for the Owner to submit an application. They must be maintained in good order and placed in an obscured location or within a fenced yard. Odor from permanent or temporary compost bins must not extend beyond the owner's property.

G. Decks, Balconies and Patios:

Addition of a Deck/Balcony

No new deck/balcony may be installed unless an application for an addition of a deck or balcony has been approved by City of Alexandria and the ARC prior to construction. The deck dimensions and the design must be consistent with the Builder's original design. Decks and balconies will not be allowed on any home that does not have an existing exterior doorway that is designed for access to a deck or balcony. When decks are added, repaired or replaced it must be with the same design as offered by the original builder. Privacy screens between adjacent decks or balconies are prohibited, unless installed by the builder as part of its original design. Hanging items (other than planters) over or on the outside of any balcony or deck is prohibited.

Owners are prohibited from removing their deck unless they first obtain the approval of the ARC. No decks or balconies shall encroach into open space above an emergency vehicle easement.

When replacing or building a new deck, owners may use alternate building or construction materials, such as composite decking, rather than natural wood. Decks will be stained, sealed or "painted" with a solid "deck cover" material (NOTE: regular paint is prohibited). As of October 27, 2015, the approved deck and fence stains/colors (wood or composite) for decks must follow a natural palette of wood colors and be in accordance with approved sample colors on a "color wheel" located in the CSCA management office. Residents currently utilizing previously approved DMS fence colors (i.e., curry, natural, etc.) are not required to change their fence/deck color until its next coating.

Residents desiring to maintain previously approved colors must seek ARC approval prior to re-coating their fence and deck. Colors/stains in the green/blue/black/purple family of colors are prohibited. If a property contains both a fence and a deck, the colors of said structures are required to match.

Applications must include the following:

i. A Plat/Site Survey showing the size of the deck, relationship of the deck to the house, Lot, and adjacent properties.

ii. A description of the materials to be used, color or stain to be used, including drawings or photographs, as necessary to complement the description.

iii. Use of composite material for decks will be considered on a case-by-case basis.

iv. Dimensions of railings, posts, steps, benches and other details as required to clearly describe the proposal.

v. Only spiral staircases are approved to provide access from the deck to the ground level.

vi. A copy of the approved City of Alexandria Building Permit.

vii. Estimated start and completion date.

viii. Residents whose property backs the commercial property adjacent to the community may apply to construct a privacy screen. Privacy screens are only allowed on the rear of decks and are to be no taller than four (4) feet from the railing and must extend to each outside corner of the deck. The style and design must match that of any previously ARC approved and constructed screen. An example of which is attached as Appendix C.

Patios:
Patios are ground level brick, slate, flagstone or paving stone surfaces. All patio additions or re-design require ARC review and approval. Patios shall abut the home, and be located in rear yards, and shall not extend beyond the side plane of the house. Side yard locations will not be approved. Patios will not be allowed on any home that does not have an existing exterior doorway that is designed for access to a patio. Colors, finishes and materials shall be reviewed on an individual basis.

Applications must include the following:

i. A site plan (Plat/Site Survey required) showing the size of the patio, relationship of the patio to the house, lot and adjacent properties.

ii. A description of the materials to be used, including drawings or photographs, as necessary to complement the description.

iii. A statement from the owner concerning how surface drainage may or may not be affected and what mitigating efforts may be required. In no instance shall drain lines extend into the common area or neighboring property.

iv. An estimated start date and completion date.

When a patio scheme includes other exterior changes, such as fencing, lighting, plantings, etc., other appropriate sections of this DMS shall be considered during the completion of the application.

H. Dog Houses, Runs, and Animal-Entry Doors:

Dog houses, runs and pens are not allowed.
Pet-entry doors are permitted only into the fenced area where the animal is restricted. Anodized or mill finish aluminum is not acceptable.

I. Doors-Exterior:

Front Door:
The ARC will consider resident applications for repair or replacement of a front door that does not match the original builder-installed door. The ARC will permit residents to replace or repair a front door with a similar Colonial or Georgian style and color with the general style of Cameron Station. A list of the CSCA approved front door paint or stain colors is attached as Appendix B or as otherwise approved on a case-by-case basis as long as the new color is consistent with the prevailing colonial aesthetic in Cameron Station.

Door knockers and digital bolt locks do not require ARC approval prior to installation.

Garage Doors:
Garage doors shall only be repaired or replaced with a door of like kind, style, and color to the original door.

Other Exterior Doors:
The ARC will review the modifications of other exterior doors on a case-by-case basis as long as it is consistent with the architectural style of the community.

J. **Driveways**:

- Driveways shall either be broom-finish concrete, exposed aggregate concrete, brick, or modular concrete pavers.
- Materials for driveways shall complement the architecture of the home and maintain consistency with the existing driveway and those of the neighbors.
- The surface material shall be of equal or greater quality than the existing.
- The ARC may consider resident applications to replace or repair an existing driveway with new building materials not previously available to owners when the home was originally constructed, provided such new building materials are consistent in appearance to the existing driveway materials.

K. **Electric Vehicle Charging Devices**

i. No person shall install an electric vehicle charging station on the Common Areas of the Association.

ii. No person shall install an electric vehicle charging station on the exterior of a dwelling or a Lot, except in strict accordance with the provisions of this DMS.

iii. Any owner who wishes to install an electric vehicle charging station on the exterior of a dwelling or on a Lot must complete the Exterior Modification Application (attached hereto as Exhibit A) and submit it to the ARC, along with the following documents:

1. Detailed plans and drawings for installation of an electric vehicle charging station prepared by a licensed and registered electrical contractor or engineer familiar with the installation and core requirements of an electric vehicle charging station. Such plans must also include plans to separately meter electricity to the proposed electric vehicle charging station to allow the owner(s) to be charged directly for the cost of their use of electricity to charge a vehicle in a shared parking area. Such plans must comply with all applicable building code and safety requirements imposed by the City of Alexandria and the Commonwealth of Virginia and also must comply with any architectural standards adopted by the Association that govern the dimensions, placement, or external appearance of the electric vehicle charging station.

2. A copy of the license under which the company that is proposed to install the electric vehicle charging station is authorized to perform such installation. Such company must be a licensed electrician or engineer familiar with the installation and core requirements of an electric vehicle charging station to install the electric vehicle charging station.

iv. Following receipt of an application for an electric vehicle charging station, the ARC shall review the application and decide whether to approve the application. The ARC shall have the right to establish conditions on any approval of an application. Once a decision is made regarding the application, the ARC shall send written notice to the applicant. If approved, the applicant shall be required to install the electric vehicle charging station in strict conformance with the terms of the ARC's decision, including fulfilling all approval conditions imposed by the ARC.

v. To the extent practical, the owner shall screen the electric car charging station to minimize its visibility from the common area and other Lots.

vi. Installation of a charging station on the interior of a dwelling (garage) located upon a Lot does not require the approval of the ARC or the Association. Notwithstanding the foregoing, all such installations must meet the requirements of all applicable laws and must be maintained properly to ensure safety. Owners who own Lots with a garage may not install a charging station on the exterior of the dwelling located upon the Lot unless the electric vehicle charging station cannot operate with appropriate functionality when placed in the interior of the garage, in which case the owner must submit an application for approval to the ARC before installation and state/support the need for the exterior installation.

vii. The owner shall be responsible for all utility costs associated with the operation of an approved electric vehicle charging station.

viii. The owner shall be responsible for all costs associated with the maintenance and repair of an approved electric vehicle charging station.

ix. If an owner wishes to remove an electric vehicle charging station following its installation, such owner shall pay the cost of removal of the electric vehicle charging station and restoration of the property and shall assume all risks and shall be liable for all damages that may arise out of such removal.

L. Electronic Devices:

Temporary electronic devices may be used, including, but not limited to: electronic insect traps; electronic bird, rodent, or pest repellents; outdoor speakers; etc. No temporary electronic device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise. These devices shall be operated only during those times when the immediate area is occupied by the owners or their guests. All electronic devices will be operated in a manner consistent with Declaration **Section 7.3 Quiet Enjoyment**.

M. Exterior Decorative Objects:

Owners are required to submit an application and receive prior ARC approval for any exterior decorative object placed in front or side yards. Exceptions include small decorative objects which are discussed subsequently and made with natural or man-made material and were not part of the original construction design, as a standard or optional feature.

Decorative objects, including plaques, cannot be installed in the front, side and open yards without first receiving ARC approval. All plaques and decorative objects will be evaluated in terms of their general appropriateness, size, location, and compatibility

with architectural and environmental design, visual impact on neighbors, and the surrounding area. Proposed wording on a plaque must be specified in the Application.

Sculptures, garden statues, birdbaths, birdhouses, plaques and similar items located in fenced rear yard locations, may be installed by the owner or resident without first obtaining the approval of the ARC provided the objects are not visible from the front yard or street. However, if the rear yard is not enclosed by an approved fence or the proposed installation occurs on the second or higher floor, the owner or resident may not install such an object without first submitting an application to the ARC and receiving approval of the application from the ARC.

Owners may place objects that meet all of the following criteria in their lot without obtaining the approval of the ARC:

- Objects that are less than 18” tall x 18” wide x 18” deep in size.
- Objects (such as planting pots) that are unpainted stone, wood, soapstone, marble, or other natural materials in earth tones.
- The number of objects is appropriate to the size and scale of the front and side yards, so as not to present a cluttered appearance.

Applications are not required for temporary holiday lights or decorative objects for the period of four (4) weeks prior and three (3) weeks after the holiday in question.

N. Facades:

No owner shall change the facade material of their home nor change the material on the side(s) of the home. Applications to repair or replace facade material must show the location of the repair or replacement and confirmation of use of same material as exists on home. Composite or other materials may be approved on a case-by-case basis by the ARC as long as the color, style, and appearance of the alternative material is consistent with the architectural style of the community.

O. Fences and Walls:

Walls: Brick walls must be approved by the City and the written approval from the city must be submitted to the Covenant's Administrator for project approval prior to the initiation of work. Existing wood fences cannot be replaced with brick walls. Applications that involve new wall construction or design modifications will be forwarded to the ARC for further approval. See Landscaping and Gardens Section for low retaining walls.

Fences: Fences are only permitted in the rear of a home. Whether replacing or constructing a new fence, members must submit an application to the Covenant's Administrator for project approval. Applications that involve new fence construction or design modifications will be forwarded to the ARC for approval.

Applications must include the following:

- Plat/site survey showing the size of the structure, relationship of the structure to the residence, lot, property lines, and adjacent properties.
- A copy of the City of Alexandria's approved permit for brick wall or new deck applications.

- A description of utilized materials, proposed color/stain and any design/photographs to complement the description.

- Dimensions of railings, posts, gates, steps, benches, and any other details.

When replacing or building a new structure that is not brick, owners may use natural wood or alternate building/construction materials such as composite. Wood structures must be stained, sealed or "painted" with a solid "deck cover" material (NOTE: regular paint is prohibited). As of October 27, 2015, the approved fence stains/colors (wood or composite) for fences must follow a natural palette of wood colors and be in accordance with approved sample colors on a "color wheel" located in the CSCA management office. Residents currently utilizing previously approved DMS fence colors (i.e., curry, natural, etc.) are not required to change their fence/deck color until its next coating.

Residents desiring to maintain previously approved colors must seek ARC approval prior to re-coating their fence and deck. Colors/stains in the green/blue/black/purple family of colors are prohibited. If a property contains both a fence and a deck, the colors of said structures are required to match.

The following is a list of additional considerations that apply to the construction or modification of a deck or balcony.

- Only spiral staircases are permitted to provide access from the deck to the ground level.
- Residents whose property backs to the commercial property adjacent to the community may seek ARC approval to construct a privacy screen. Privacy screens are only allowed on the rear decks, are not to be taller than four (4) feet from the railing and must extend to each outside corner of the deck. The style and design of the privacy screen must match that of any previously ARC approved and constructed screen. A list of approved privacy screen designs as attached as Appendix C.
- Privacy screens between adjacent decks or balconies are prohibited, unless installed by the builder as part of its original design.
- Decks and balconies are not allowed on any home that does not have an existing exterior doorway that is designed for access to a deck or balcony.
- Owners are prohibited from removing their decks unless they first obtain the approval of the ARC.
- No decks or balconies shall encroach into the open space above an emergency vehicle easement.

P. **<u>Flags and Flagpoles</u>:**

No mast flagpoles are allowed. However, flags are permitted to be flown from holders attached to the exterior wall of a home. Acceptable locations for holders are above or adjacent to front doors and garage doors, not to exceed two (2) flags and poles on the front and back of the unit. No application is required if the owner is in compliance and does not place their flags in multiple flag holders. Flags may only be displayed in a manner that is consistent with the provisions of **4 U.S.C. §§ 1-9l** (as described for convenience in **Appendix A**). Flags are not allowed to be draped from windows, balconies, decks or exterior banister railings.

Notwithstanding the above, owners may not install multiple flag holders without first submitting an application that is approved by the ARC.

Q. Flues and Vents:
All vent stacks, exhaust vents and other mechanical equipment shall be located unobtrusively. Owners and residents are prohibited from installing vent stacks, exhaust vents and other mechanical equipment holders without first submitting an application that is approved by the ARC.

R. Gazebos:
Gazebos are not permitted on individual lots.

S. Grills, Barbecues and Fire Pits:
Construction or placement of a permanent grill, barbecue, or fire pit is prohibited unless the owner first obtains approval from the ARC. The application shall show the proposed placement, fuel type, and materials. Construction or placement of a permanent grill, barbecue, or fire pit may require a City building permit. Approval by the ARC of an application to construct a permanent grill, barbecue, or fire pit does not represent Association approval of any Federal, State or City requirements with respect to the construction of a permanent grill, barbecue, or fire pit.

A portable grill, barbecue, or fire pit cannot be left unattended in the front yard, side yard, unenclosed back yard of the home, or any other location visible from the street.

All permanent and temporary grills, barbecues, and fire pits must follow all applicable governing rules and regulations, including: the **Fire Prevention Code of the City of Alexandria (Ord. No. 4725)**, and the **Virginia Statewide Fire Prevention Code**.

Additionally, fire pits must comply with the following standards:

General: Fire pits must be fully contained or enclosed by a non-combustible hardscape element such as metal or stone to prevent accidental spread of fire. All fire pits must also be equipped with fire screens to prevent the discharge of embers or ashes. All fires must be put out when not in use; fires may not be left unattended. Applicant assumes all responsibility for the proper use, safety and maintenance of the fire pit. Fire pits must meet all applicable governing rules and regulations, including: the **Fire Prevention Code of the City of Alexandria (Ord. No. 4725), Virginia Statewide Fire Prevention Code**, and manufacturer instructions. Burning of debris in a fire pit is prohibited.

Location: Fire pits and /or any equipment that involve fire are not permitted in CSCA common areas and/or areas maintained by CSCA unless the event is a sanctioned event sponsored and monitored by the Activities & Events Committee. Fire pits shall be setback in accordance with all governmental requirements and shall be at least five (5) feet from the nearest property line. Only one fire pit is allowed per lot.

Size: Fire pits shall not exceed two (2) feet in height or three (3) feet in diameter or length.

Materials: Acceptable materials include brick, metal, natural stone and high-quality concrete products specifically made for fire pit applications.

Color: Must be compatible with the colors of the home and adjacent features.

The Association approval does not imply compliance with county codes or verification of fire safety. Extreme caution shall be implemented by owners at all times when using a fire pit.

All Firewood stored outside a dwelling must be stored only in the rear yard and must be covered so as not to be visible from any other Lot or Common Area. All ash must be disposed of in accordance with all local and state fired codes.

T. Gutters Downspouts:

Gutters and downspouts must match in color and design to those existing and must not adversely affect drainage on adjacent properties. Plastic gutters are not allowed. Gutter covers are allowed without ARC approval as long as the gutter cover matches the existing gutter color and style. Throughout the community many homes were built with round downspouts to give the neighborhood a desired aesthetic. The replacement of round downspouts shall be like for like and any proposed exceptions shall be considered on a case-by-case basis.

U. Hot Tubs:

Hot tubs may not be installed unless the owner first submits a completed application and receives ARC approval. Hot tubs shall be located only on the ground level in the rear of the home, within the fence, and as close to the house as possible. The ARC may require the addition of landscaping or screening to reduce the visual impact and noise to neighboring homes. Hot tubs on decks are not permitted.

V. House Numbers:

House numbers shall be replaced with ones of exact style and color as the original numbers on the house, unless approved by the ARC. House numbers for both front and rear of the house are required. Rear numbers are typically located on deck band boards or, if there is no deck, on a rear fence post. If the builder did not provide rear house numbers, installation of black metal numbers is required. No more than one set of house numbers is permitted on the front and/or back. Removal constitutes a violation.

W. Landscaping and Gardens:

No changes or additions to the exterior landscaping/planting beds may be made without first obtaining the written approval of the ARC. The following standards govern exterior landscaping and gardens:

Any landscape or garden must not alter the drainage pattern to cause water to flow into the neighbor's yard or cause water ponding in the common area. In no instance shall drain lines extend into the common area.

A. All plants shall be trimmed to preclude encroachment upon sidewalks, driveways and common areas.

B. Front yard plantings will be those normally associated with the character and style of the community.

C. Landscaping and gardens must not obstruct house numbers or sight lines required for vehicular traffic.

D. All gardens must be neatly maintained, trimmed, and free of weeds; this includes removal of all unused stakes, trellises, weeds and dead growth.

E. An application is required for hedges or other features that, in effect, become structures, fences or screens.

F. An application is required for garden timbers, stone, paver, block, rock or any other material which is used to form a wall. All applications must include a site plan with the location of ties or timbers drawn in, and information on landscaping plans and any grading changes. Landscaping timbers must not be used to delineate property boundaries. Railroad ties are not permitted.

G. An application is required for edging and ground filler for exterior planter beds. Edging must not extend beyond property lines or into common areas and curbs.

H. An application must be submitted for rock gardens, collections of rocks, and single rocks in any dimension with the exception of a single line of decorative rock edging. All rocks shall be left in their natural color. Marble chips/volcanic stone is not permitted.

I. Owners may not plant any tree that may grow over a height of 6 feet and/or any additional trees on a Lot unless they first receive the approval of the ARC. Specific guidelines on the replacement of trees on the private lots can be found in the **PRIVATE TREE REPLACEMENT GUIDELINES**. The application submitted should show the location of the tree, the type of tree, the reason compelling the removal of the tree and the proposed species of replacement tree.

J. Growing vegetables or fruits in the front of the properties is prohibited. Vegetable gardens inside enclosed yards, which are in compliance with the DMS, do not require approval. Vegetable gardens shall not take more than thirty-two (32) square feet of rear enclosed yard space and shall be neatly maintained. No offending odors should be created as a result of any garden. Fruits and vegetables should not be left to decay upon the ground. During winter, soil should be turned over. Planting vegetables in appropriate containers by owners of back-to-back townhouses with no side or rear yard requires the submission of an Exterior Architectural Application. Planting vegetables in appropriate containers on decks does not require ARC approval.

K. Any vine-like plant, such as ivy, is permitted as long as it is trimmed, maintained, and in neat attractive condition. Also, “vine-like plants” are prohibited from encroaching on any property not owned by the owner, including the common area and other neighboring lots.

L. In keeping with the overall appearance of the neighborhood, softscape (plants and grass) is preferred to hardscape (rocks and gravel) in planting beds and yards.

X. Lead Walks:

All lead walks (walks leading to the home's main entrance) must be repaired or replaced with the original material. The ARC may consider resident applications to replace or repair an existing lead walk with new building materials not previously available to owners when the home was originally constructed, provided such new building materials are similar in appearance to the existing lead walk materials.

Y. Light Posts and Exterior Lights:

Light posts are not permitted on individual lots.

Surface-mounted exterior lights attached to a home must be replaced with a fixture of exactly the same style and color unless an alternate fixture is approved by the ARC. The ARC will consider requests to replace the fixture with an alternate fixture, particularly in circumstances where the original fixture is no longer available. However, the fixture must be harmonious with the style and character of the home and neighborhood. Inoperable light bulbs must be replaced only with white or clear bulbs. The use of colored light bulbs is prohibited.

Ground level lights (a light anchored to a four (4) to six (6) inch stake which is driven into the ground and with the illumination pointing down to the ground) bordering driveways/walkways must be unobtrusive in nature. Lighting in the front or rear yard must be placed so that light does not shine outside the property in a manner which could disturb neighbors. In particular, care must be taken in arranging the angle of a floodlight. Applications shall show the estimated light level and shine pattern.

Decorative lights, on or around decks or trees are permitted, provided they are low level lighting illuminating towards the owners' property and not impeding other residents. Holiday lights are allowed as provided in Section III.M. of this DMS, above.

Z. Railings (metal):

The ARC will consider replacement or repair of railings with a similar Colonial or Georgian style and color in keeping with the general style of Cameron Station. Every effort must be made to match the railing color and style with the style of the neighboring houses.

AA. Roofs:

The ARC must approve all roof repairs and replacements. Roof repair or replacement should be done to match the existing roof material and color. The ARC will consider changes in color or material on a case-by-case basis. Please refer to the CSCA management office for samples of acceptable colors.

BB. Satellite Dishes/Receivers - see "Antennas".

CC. Screened Porches:

Screened porches are not permitted.

DD. Security Devices:

General Considerations:

Security devices including cameras and alarms shall be selected, located and installed so as to be an integral part of the house and not distract from its architecture and appearance.

Specific Guidelines

A. Cameras and housings, sirens, speaker boxes, conduit and related exterior elements shall be unobtrusive and inconspicuous. Such devices shall be located where they are not readily visible and shall be a color that blends with or matches the surface to which attached.

B. Cameras shall view the owner's property to the greatest extent possible. Cameras shall not be positioned for the purpose of viewing inside a neighbor's home.

C. A maximum of 4 fixed view cameras are allowed per property.

D. No pan-tilt-zoom video cameras are allowed.

E. Smart doorbells (such as Ring) do NOT require ARC approval as long as they are placed within front doors and their wires are hidden or camouflaged.

Submission Requirements:

A. A copy of the existing site plan and photographs showing the house and the location of all the proposed security devices.

B. Catalog photographs or manufacturer's "cut sheets" of proposed security devices and mounting system, including dimensions, design, material and color of all devices and accessories to be mounted on the exterior of the house (including camera, mounting brackets, charging devices, etc.).

C. Drawings and description showing design details that show verifiable angle of camera recording area.

Maintenance Requirements:

Owners are responsible for maintaining Security Devises in keeping with Property Design and Maintenance Standards.

EE. **Shutters:**

Repair or replacement of shutters that match the original, builder-installed shutters and color does not require ARC approval. A change in shutter color requires ARC approval. All shutters must be the same color and match the color of the front door.

FF. **Signs**:

In accordance with the Covenants, **Article VII, Section 7.17**, "Owners may not erect or maintain on any portion of the Property any signs except for: i) signs required by law (such as building permits), ii) one (1) unlighted sign not greater than two (2) feet by three feet advertising for sale any Single-Family Lot, Cluster Family Lot or Condominium Unit.

Signage advertising security services for individual homes shall be allowed. Up to two (2) standard-sized security signs may be installed on a lot. The security signs may be located in the front and/or the back of the lot within six (6) feet of the house.

Residential rental signs are not permitted. Realtor "For Sale" signs must be removed no later than two (2) calendar days after being posted as sold. Realtor "Coming Soon" signs can be displayed no earlier than five (5) calendar days prior to being listed in the MLS, or other listing service.

Signs for political candidates are allowed as follows:

A. Limit of one (1) political sign per candidate per dwelling.

B. Political signs (i.e., State, Federal, and local elections) may be installed three (3) weeks prior to the election day and must be removed the day after the election day.

C. Political signs are not permitted in common areas.

GG. **Skylights and Solar Tubes**:
Skylights and solar tubes should be located behind the roof ridge, if possible.

The application shall include a scale drawing of the skylight/tube and its location on the roof. A City building permit is required before an owner may install a skylight or tube.

HH. **Sport, Recreation Equipment and Personal Property:**

A. Owners may install play equipment, such as sandboxes, playhouses, swing-sets, etc., only within the enclosed yards behind the dwelling so as not to be visible from the street. Non-permanent personal property such as, but not limited to: swings, bicycles, ladders, pools, water tables, children's picnic table/chair sets, cannot be left outside the home, (including exterior resident decks) when not in use or left unattended for an extended period of time (i.e., greater than 24 hours).

B. Permanent sport and recreation equipment are prohibited. Both portable and permanent basketball hoops are also prohibited.

II. **Solar Panels:**
Solar Panels require approval of the Association prior to installation. The following rules governing the installation and placement of solar panels shall apply:

A. Only roof-mounted solar energy collection devices will be approved.

B. Solar panels shall be mounted on the roof in a manner to allow the efficient collection of solar energy. If possible, the owner should limit the solar panels so that they are mounted on the rear plane of the dwelling's roof; provided, however, that nothing in this policy shall reduce the efficiency of the proposed solar panel system by more than five percent from that initially proposed by the solar panel installation company.

C. Solar energy collection devices, including but not limited to solar panels, shall be installed parallel to the plane of the roof and must not break the roof ridge line.

D. Solar energy collection devices, including but not limited to solar panels, must be set back at least six (6) inches from the perimeter edges of the roof.

E. Solar energy collections devices, including but not limited to solar panels, should be black in color or match the color of the existing roof shingles.

F. Solar energy collection devices, including but not limited to solar panels, must be raised above the roof plane no more than six inches above the roof.

G. The solar energy collection device's supportive structure, fixtures, conduits, plumbing, and electrical lines shall be concealed in the attic of the home wherever possible. If in any case the attic is not a possible location for such structures, they shall be concealed by other means; any exposed fixtures, conduits, plumbing, or wiring organizers must match the color of the surface to which it is attached.

H. Devices that are part of the installation, such as inverters, must be placed inside the dwelling whenever possible.

I. The second electric meter and/or an emergency disconnect (when required for these installations) must be placed on the exterior of the home near the existing electrical meter. A photograph of the side of the home shall be modified (to scale) to accurately show the location and color of the conduit as it travels from the electric meter up to the attic. Any exposed conduit or other materials installed on the home must be concealed in a conduit cover or wiring organizer (2" diameter maximum) that blends in with the surfaces. Such materials will be affixed to and must be neatly run and installed. Any conduit mounted on the sides of the home shall be discreetly tucked under roof overhangs and/or run along vertical brick or trim edges or adjacent to existing downspouts.

J. Solar energy collection devices, including but not limited to solar panels, must not produce an amount of reflective heat or glare that would cause harm or annoyance to neighboring homes.

K. No solar energy collection device, including but not limited to solar panels, for individual owner use may encroach on the common areas of the Association.

L. All solar energy collection device installations, including but not limited to solar panel installations, must be made by licensed solar energy collection contractors, and must comply with all applicable laws including net metering limitations. In the event owner wishes to install a solar energy collection device that deviates from these rules, the owner shall provide documentation prepared by an independent solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia, that is satisfactory to the community association, that the rules set forth herein are unreasonable as that term is defined by the criteria set forth in Section 67 701(B).

JJ. <u>Storage Sheds</u>:
Storage sheds must be compatible with the applicant's house in color and material or match an approved wood fence. They may only be located in the rear yard and be visually unobtrusive. Sheds over 6 feet tall or visible above a fence are not permitted.

KK. **Storm Doors and Windows:**
Storm windows are not permitted.

No application is necessary if the door meets the design criteria outlined below. Front storm door design criteria:

A. Only "full-view" (see below) storm and screen doors are permitted on the front door of the home or all doors visible from the street. Storm/screen doors with a minimal crossbar (not to exceed 2 inches) are permitted on side or rear doors.

B. No tinted or reflective glass is permitted.

C. Decorative glass edgings such as etched glass, brass or pewter inlays in rectangular patterns are permitted.

D. The storm/screen door must match the color of the door it is protecting or the adjacent trim.

E. No mill or bare metal finishes are permitted.

F. No imitation gate hinges or ornamental grill work is permitted. As different manufacturers of storm/screen doors have different definitions of "full-view" the following definition of "full- view" applies to all front storm/screen doors that may be installed in Cameron Station.

- Glass area of the storm door will show the "full view" of the door it protects without obstructions that visually divide the glass panel.
- Crossbars, either decorative or structural, are not permitted.
- ¾ - doors, cross buck doors or other bottom panels or kick plates are not permitted.
- Doors with self-storing windows are not permitted, as the frames of the glass panels visually divide the glass area.

G. Side or rear doors are permitted to have minimal crossbars not to exceed 2 inches.

Occupants may remove window screens provided that ALL the window screens on the same side of the house are removed. Any window screen lost or damaged must be replaced with a screen of the same style, material and color as the original.

LL. **Sun Control Devices:**
Sun control devices are instruments installed on the exterior of the home to prevent direct sunlight penetrating or entering the home to reduce the solar heat gain. Exterior louvers or movable translucent shades would be considered as sun control devices. Sun control devices will only be approved by the ARC if demonstrated to be clearly compatible with the architectural design and qualities of the home.

MM. **Swimming Pools:**
No swimming pool of permanent construction is permitted on any lot. Portable swimming pools designed for infants and toddlers are allowed but must be stored out of sight when not in use.

NN. **Trellises, Arbors and Pergolas**:
The ARC will consider applications for trellises, arbors and pergolas. In considering an application, applicants must demonstrate that the addition of trellises, arbors or pergolas will not cause deterioration to an existing fence or home. Trellises, arbors and pergolas are not allowed on decks or above the fence line.

OO. **Trim**:
As part of the owner maintenance requirements peeling paint on the exterior trim; including garage door, garage and window frames, shutters, soffits etc.; must be scraped, sanded (if required), and repainted with paint that is of the similar color and texture as the original. A change to the trim color is not allowed.

PP. **Water Features:**
The installation of any water feature will only be permitted in an enclosed backyard. The application shall include the following:

A. A Site plan showing the size of the water feature, relationship to the house, lot and adjacent properties;

B. A description of the materials to be used, including drawings or photographs, as necessary to complement the description;

C. A description of the proposed depth of the excavation, to accommodate the water feature and the location of all underground utilities; and

D. A description of how the water feature will be drained for any maintenance, including specifically where the water will exit the property and whether it will affect any of the adjacent homes.

Water features larger than thirty-five (35) square feet and deeper than two (2) feet are strictly prohibited. In order to ensure that the water feature does not become a breeding ground for mosquitoes, and other insects, the owner shall ensure that the water does not remain still (or stagnant); accordingly, a waterfall, small fountain or recirculation pump that causes the water surface to be in constant movement is required.

QQ. **Windows:**
The ARC will review the modification of windows on a case-by-case basis to ensure each is consistent with the architectural style of the community. All window modifications must receive ARC approval.

RR. **Window Treatments:**
Interior window treatments can affect exterior appearance. Some guidelines are necessary to maintain uniformity. Improper or unsuitable window treatments may not be installed at any time. Improper window treatments include, but are not limited to: aluminum foil, bed sheets, laundry, plastic, blankets, cardboard, flags, newspaper, etc.

PRIVATE TREE REPLACEMENT GUIDELINES

On September 9, 2009, the City of Alexandria gave authorization to CSCA to permit owners to replace nuisance trees and enforce landscaping and tree coverage requirements on the individual

lots. This section lists the adopted rules and regulations concerning the removal and replacement of trees on private lots.

I. Definitions

A. Nuisance Trees: Are defined as trees which cause actual harm or pose imminent danger of actual harm to a structure, walkway or other property. In 2025, Cameron Station added declining trees that are recommended by an Arborist for removal to this category.

B. Private Lot: An individual home lot for a single family or townhome as defined on the recorded plat.

II. Requirements and Restrictions

A. No owner shall remove any tree measuring six (6) inches or more in diameter, measured at a point two (2) feet above ground level, from any portion of his/her property without the prior written approval of the ARC. In addition, no owner may remove or replace any tree on any portion of his/her property other than in conformance with the site plans approved by the City of Alexandria. No owner shall alter by removal, excavation, fill or any other means any ground surface without the prior written approval of the ARC.

B. Any tree that is removed from the private lot is to be replaced with the same species or acceptable substitute as provided in the Private Tree Replacement List (Appendix D) of this DMS amendment. Private trees may not be replaced with any tree mentioned in Section II of Appendix D. All replacement trees must be planted at a minimum height of 6 feet from existing grade to top of canopy. Additionally, all replacement trees must be a minimum or two (2) inches in diameter at chest height.

C. Before removing and/or replacing any tree on a private lot, a Private Tree Replacement Application (Exhibit B) must be completed, signed, dated, submitted to CSCA management staff, and approved by the ARC. The Private Tree Replacement Application submitted must show the location of the tree being replaced, the type of tree being replaced, the reason compelling the removal of the tree and the proposed species of replacement tree.

D. Should the proposed replacement tree not be one of the pre-approved choices on the Private Tree Replacement List for the subject street, the request will be referred to and considered by the ARC which will evaluate such characteristics as planting site, environmental factors, probable root conflicts, probable canopy conflicts, canopy contribution and aesthetic value. In turn, the owner should provide full details of his/her choice in sufficient detail so that the ARC can efficiently make a fair and reasonable determination as to the appropriateness of the proposed tree. The request will be considered on a case-by-case basis.

E. Dead trees should be removed within six (6) months of last signs of life. Declining trees should be evaluated by an arborist prior to submitting an application to the ARC for replacement. In either situation, the replacement tree should be an acceptable substitute from the Private Tree Replacement List (Appendix D).

III. Application and Review Process

The Private Tree Replacement Application and review process that will be used by the ARC is detailed here.

No review/action will commence until all required information is received and the application is complete in accordance with this DMS, at which time the (maximum) forty-five (45) calendar day review period will commence.

CSCA management staff or the ARC is required to notify owners of the action taken on their Private Tree Replacement Application within forty-five (45) calendar days of receipt of a completed application. Notification of the decision may be made by telephone, fax, or email, with follow-up in writing sent via U.S. Mail. Approvals will be sent by first class mail. Denials and conditional decisions will be sent by certified mail, return receipt requested. As per Article VI, Section 6.6 of the Declaration, any application deemed complete but not acted upon within forty-five (45) calendar days shall be approved by default.

IV. Acceptable Replacement Trees

The Private Tree Replacement List (Appendix D) sets forth the trees that are acceptable replacement trees. This current tree list was developed in coordination with the Association's landscaping provider in 2024. This current list utilized the criteria prepared by the City of Alexandria Arborist as part of the September 2009 tree management agreement with the Association. Additionally, Certain trees that are considered to be invasive were removed and several native trees were added to provide owners with additional options when selecting a replacement tree.

Design & Maintenance Standards (DMS) Exhibit A
Exterior Modification Application

Cameron Station Community Association, Inc.

EXTERIOR MODIFICATION APPLICATION

Complete separate application forms for each exterior modification being requested.

SECTION I: CONTACT INFORMATION

1. Owner(s) Name(s): _____
2. Lot: _____
3. Address: _____
4. Phone: (h) _____(cell) _____(w) _____(other) _____
5. Email Address: (h) _____(w) _____(p) _____(other) _____

SECTION II: EXTERIOR MODIFICATION BEING REQUESTED - □ Repair, □ Replace, □ Other

□ **Building (only)** □ **Grounds (only)** □ **Building & Grounds** - Use as many additional sheets as needed

- **a Proposed Modification Subject:**
- **b Reference Page Number of Association Design Maintenance Standard:**
- **c Detailed Written Description of proposed modification: (include sketches, drawings, a Plat/Site Survey**

Note: For Private Tree Replacement - owners are required to submit a separate application form

SECTION III: APPLICATION CONDITIONS

Nothing contained herein shall be construed to represent that any modifications to land or buildings performed in accordance with these plans, shall be permitted to violate any of the provisions or Building or Zoning Codes of the City of Alexandria, to which the above property is subject. Further, nothing herein contained shall be construed as a waiver or modification of any said restriction.

City of Alexandria ordinances require you to file plans with the *Department of Planning & Zoning* for construction and modifications requiring a building permit.

I understand and agree that no work shall commence on this requested project until I receive written approval of the ARC.

I understand that any construction or exterior modification undertaken by me or on my behalf before approval of this application is not allowed and that if modifications are made, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part, and that I may be required to pay all legal expenses incurred by the Association in enforcing this should I object.

I understand that members of the Architectural Review Committee (ARC) or their designated representative are permitted to enter upon my property at any reasonable time for the purpose of inspecting the proposed project, the project in progress, and the completed project - and that such entry does not constitute trespass.

I understand that any approval is contingent upon construction or modifications being completed in a workmanlike manner and in full compliance with applicable City of Alexandria standards and specifications. Any deviation from the modification approved by the ARC must be submitted for ARC review.

The ARC will render a decision within forty-five (45) days of receiving a completed application.

It is understood that I am aware of the Cameron Station Architectural Design & Maintenance Standards with regard to the review process as established by the Board of Directors.

The modification authority granted by an application may be revoked if the modification requested has not commenced within ninety (90) calendar days of the approval date of this application, or construction is not completed within thirty (30) calendar days from commencement of the work, unless expressly otherwise approved by the ARC.

SECTION IV: ACKNOWLEDGMENT AND SIGNATURE

I acknowledge with my signature below that I have read and understand the Application Conditions before submitting this application.

Owner Signature _____ **Date:** _____

Signature of Neighbor if applicable _____ **Date:** _____

Signature of Neighbor if applicable _____ **Date:** _____

SECTION V: DOCUMENTATION CHECKLIST

Please use the checklist below as a help to ensure all required materials and enclosures have been included in and/or with your application.

□ Plat/Site Survey (This document is typically provided at closing and depicts the subject property, property lines, easements, etc.)
□ Written description of proposed modification including materials and dimensions
□ Drawings, sketches, brochures, and/or photographs

SECTION VI: ARCHITECTURAL REVIEW COMMITTEE (ARC) ACTION

The ARC reviewed the application reviewed the application and took the following action:

□ Approved
□ Disapproved
□ Request for Additional

Information Comments or

Stipulations:

_____

Representative Acting on ARC's Behalf

- Name (print): _____
- Title: _____
- Signature: _____ Date: _____

SECTION VII: APPEAL PROCESS

If you disagree with the decision cited above, please be advised that there is an appeals procedure provided by the Cameron Station Community Association, Inc. Board of Directors. A written request must be made within ten (10) calendar days of receipt of the ARC's decision.

DESIGN & MAINTENANCE STANDARDS (DMS)
EXHIBIT B - PRIVATE TREE REPLACEMENT APPLICATION

Cameron Station Community Association, Inc. (CSCA)

PRIVATE TREE REPLACEMENT APPLICATION

APPLICATION SECTION
Owner(s) Name: _____ Lot: _____
Address: _____
Phone: (h) _____ (c) _____ (w) _____
Email Address: _____
Proposed Date of Removal: _____

Please provide a complete, detailed description of the species, location, and reason for requested replacement, including a written description substantiating that the tree has caused harm or poses an imminent danger of actual harm to the owner's lot or adjoining property.

APPLICATION CONDITIONS
I understand that any tree that is removed from the private lot will need to be replaced with the same species or an acceptable substitution as provided in the Design & Maintenance Standards (DMS) within thirty (30) calendar days of the existing tree removal.

Nothing contained herein shall be construed to represent any modification to land or buildings in accordance with these plans, shall not violate any of the provisions of the Building or Zoning Codes of the City of Alexandria, to which the above property is subject. Further, nothing contained herein shall be construed as a waiver or modification of any said restriction.

I understand and agree that no work shall commence on this requested tree removal until written approval from the CSCA Architectural Review Committee (ARC) or its designated representative has been received by me or the forty-five (45) calendar day review period beginning upon receipt by the ARC of a completed application has expired without my having received any decision (or request for additional information) from the ARC or its designated representative.

I understand that any construction or modification on this requested tree removal undertaken by me or on my behalf before approval of this application is not allowed and that if modifications are made, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part, and that I may be required to pay all legal expenses incurred by the Association in enforcing this requirement.

I understand that members of the CSCA Board of Directors or their designated representative are permitted to enter upon my property at any reasonable time for the purpose of inspecting the proposed tree, the removal in progress, and the completed replacement. I understand that such entry does not constitute trespass.

I understand that any approval is contingent upon construction or modifications being completed in a workmanlike manner and in full compliance with applicable City of Alexandria standards and specifications. Any deviation from the modification(s) as approved by the ARC must be submitted for additional review by the applicable entity.

The ARC will render a decision on the Application within forty-five (45) calendar days of receiving the completed Application.

I acknowledge that I am aware of the DMS with regard to the Application review process as established by the CSCA Board of Directors.

The modification authority granted by an application may be revoked if the modification requested has not commenced within ninety (90) calendar days of the approval date of this application and completed within thirty (30) calendar days from commencement of the work, unless expressly agreed otherwise by the ARC.

I acknowledge I have read the Application Conditions in submitting this application.
Owner Signature _____ **Date:** _____

ARC ACTION
The ARC reviewed this application and took the following action:

☐ Approved ☐ Disapproved ☐Request for more information

Comments or Stipulations: _____

ARC Signature: _____ Approval/Disapproval Date: _____

If you disagree with the above decision, an appeals procedure is provided by the CSCA Board of Directors. An applicant who wishes to appeal a decision of the ARC has ten (10) calendar days from receipt of the notification of the decision to file a written request to the CSCA Board of Directors seeking an appeal on the decision. The entire appeal process is outlined in the DMS under Objectives & General Information, Section I.

DESIGN & MAINTENANCE STANDARDS (DMS) APPENDIX A

APPROVED FLAG ETIQUETTE

Displaying the US Flag.





1. When the flag of the United States is displayed from a staff projecting horizontally or at an angle from the windowsill, balcony, or front of a building, the union of the flag should be placed at the peak of the staff unless the flag is at half-staff.

2. When the flag is displayed in a manner other than by being flown from a staff, it should be displayed flat, whether indoors or out. When displayed either horizontally or vertically against a wall, the union should be uppermost and to the flag's own right, that is, to the observer's left. When displayed in a window, it should be displayed in the same way that is with the union or blue field to the left of the observer in the street. When festoons, rosettes or draping are desired, bunting of blue, white and red should be used, but never the flag.

3. The flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.

4. The flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.

5. The flag should never be fastened, displayed, used, or stored in such a manner as to permit it to be easily torn, soiled, or damaged in any way.

6. The flag should never have placed upon it, nor on any part of it, nor attached to it any mark, insignia, letter, word, figure, design, picture, or drawing of any nature.

7. The flag, when it is in such condition that it is no longer a fitting emblem for display, should be destroyed in a dignified way, preferably by burning.

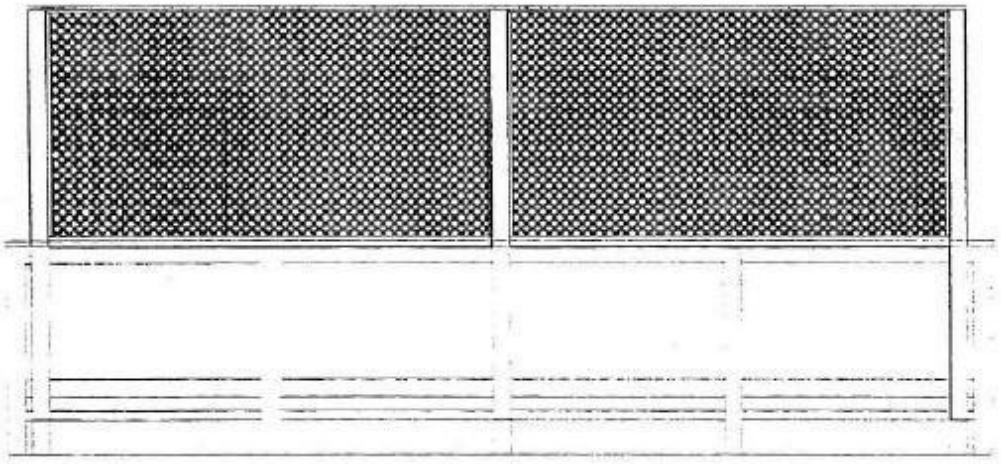
DESIGN & MAINTENANCE STANDARDS (DMS)

APPENDIX B - FRONT DOOR & SHUTTER COLORS

Paint Supplier	Color Name – Color Code	Color Example
McCormick Paints	Black - 200	
	Heatherstone -2126	
	Fawn -117	
	Old Colonial Red	
	Cobblestone Grey -215	
	Old Carriage Brown - 223	
	Foxhall Green - 202	
	Georgetown Green - 220	
	Deep Forest Brown - 224	

DESIGN & MAINTENANCE STANDARDS (DMS) APPENDIX C

PRIVACY LATTICE INSTALLATION



APPENDIX D – PRIVATE TREE REPLACEMENT LIST – BY STREET

Street Name	Option #1	Option #2	Option #3	Option #4 (NATIVE)
Barbour Drive	American Linden or Little Gem Magnolia	Hornbeam	Japanese Stewartia	Red Bud / Sweet Bay Magnolia
Barrett Place	Japanese Snowbell	Trident Maple	Kousa Dogwood	Red Bud / Sassafras
Bessley Place	Trident Maple	Purple Leaf Plum	Kousa Dogwood	Fringe Tree / Sassafras
Brawner Place	Sweet Bay Magnolia	Star Magnolia	Hornbeam	Hawthorn / Red Bud
California Lane	Little Leaf Linden	Trident Maple	Purple Leaf Plum	Sassafras / Fringe Tree
Cameron Station Boulevard	Juniper Moonglow	Holly 'Fosters'	Sweet Bay Magnolia	
Col. Johnson Lane	Male Ginkgo or Red Maple	Crape Myrtle	Kousa Dogwood	Dogwood / Red Bud
Comay Terrace	Hornbeam	American Linden or Little Gem Magnolia	Japanese Stewartia	Red Bud / Sweet Bay Magnolia
Donovan Drive (East)	Sweet Bay Magnolia	Trident Maple	Japanese Stewartia	Fringe Tree / Hawthorn
Donovan Drive (West)	Hornbeam	Japanese Stewartia	American Linden or Little Gem Magnolia	Fringe Tree / Hawthorn
English Terrace	Kousa Dogwood	Trident Maple	Sweet Bay Magnolia	Sassafras / Hawthorn
Ferdinand Day Drive	Hornbeam	Sweet Bay Magnolia	Male Ginkgo or Red Maple	Red Bud / Hawthorn
Fucci Court	Sweet Bay Magnolia	Male Ginkgo or Red Maple	Japanese Stewartia	Red Bud / Fringe Tree
Gardner Drive	Kousa Dogwood	Crape Myrtle	Trident Maple	Hawthorn / Red Bud
Gardner Drive (Duke)	River Birch	Crape Myrtle	Purple Leaf Plum	Sassafras / Persimmon
Grimm Drive	Crape Myrtle	Purple Leaf Plum	Trident Maple	Fringe Tree / Red Bud
Harold Secord Street	Crape Myrtle	Kousa Dogwood	Hornbeam	Hawthorn / Red Bud
Helmuth Lane	Purple Leaf Plum	Kousa Dogwood	Crape Myrtle	Red Bud / Sassafras
John Ticer Drive	Crape Myrtle	Trident Maple	Purple Leaf Plum	Sassafras / Hawthorn
Kilburn Street	Trident Maple	Japanese Snowbell	Purple Leaf Plum	Sassafras / Hawthorn
Knapp Place (Fence)	Japanese Cedar	Spruce	Holly	American Holly / Red Cedar
Knapp Place	Hornbeam	American Linden or Little Gem Magnolia	Japanese Snowbell	Red Bud / Sassafras
Lannon Court	Japanese Stewartia	Hornbeam	American Linden or Little Gem Magnolia	Fringe Tree / Red Bud
Livermore Lane	Hornbeam	American Linden or Little Gem Magnolia	Japanese Stewartia	Red Bud / Fringe Tree
Martin Lane	Trident Maple	Kousa Dogwood	Japanese Stewartia	Hawthorn / Sassafras
Medlock Lane	Male Ginkgo or Red Maple	Trident Maple	Crape Myrtle	Fringe Tree / Red Bud
Medlock S. of Donovan	Japanese Snowbell	Trident Maple	Japanese Stewartia	Red Bud / Hawthorn
Medlock S. of Kilburn	Japanese Snowbell	Crape Myrtle	Trident Maple	Red Bud / Fringe Tree
Minda Court	Hornbeam	American Linden or Little Gem Magnolia	Japanese Stewartia	Dogwood / Sweet Bay Magnolia
Murtha Street	Purple Leaf Plum	Trident Maple	Japanese Snowbell	Red Bud / Fringe Tree
O'Neill Lane	Sweet Bay Magnolia	Trident Maple	Japanese Snowbell	Red Bud / Fringe Tree
Pocosin Lane	American Linden or Little Gem Magnolia	Hornbeam	Japanese Stewartia	Fringe Tree / Red Bud
Somervelle Street	Male Ginkgo or Red Maple	Trident Maple	Crape Myrtle	Sassafras / Fringe Tree
Tancreti Lane	Star Magnolia	Sweet Bay Magnolia	Crape Myrtle	Hawthorn / Red Bud
Tull Place	Hornbeam	American Linden or Little Gem Magnolia	Japanese Stewartia	Sweet Bay Magnolia / Red Bud
Vos Lane	Hornbeam	Sweet Bay Magnolia	Japanese Stewartia	Red Bud / Fringe Tree
Waple Lane	Male Ginkgo or Red Maple	Crape Myrtle	Trident Maple	Sweet Bay Magnolia / Red Bud

Note: Below are the Recommended Trees Suitable for Backyards and Patios in CSCA:				
Native:		Non-Native:		
Red Bud	Sweet Bay Magnolia	Crape Myrtle	Ginkgo Tree (male)	Arborvitae
Fringe Tree	American Hornbeam	Japanese Maple	Smoke Tree	Crab Apple
Dogwood	Hawthorn	Yoshino Cherry	Hinoki Cypress	Saucer Magnolia
Note: The trees below shall NOT be planted or replaced in CSCA:				
Sweet Gum	Japanese Zelkova	English Oak	Sycamore	London Plane
Red Maple	Chinese Elm	Norway Maple		